

Canterbury Park Meeting Minutes
November 8, 2022

Meeting called to order at 6:06 PM by Amanda

11 owners present - No proxies

Introductions of the Board of Directors, Alicia with Lighthouse Management and Luke & Kurtis with Deep Creek Landscaping were performed.

Amanda asked all owners present if they had reviewed the 2021 meeting minutes. The owners present did not have any questions or changes they would like to make. Ian Cameron motioned to approve the minutes; Amanda seconded. All in favor; No opposed.

Lighthouse Management went over the 2023 proposed budget and the suggested \$10/mo. increase. There are currently eight owners who are severely delinquent. Windsor Park used to pay half of the cost for cleaning the weir but they did not pay anything last year. The Board does not anticipate them paying again this year. A previous board member believes that there used to be a written agreement, but the current board members have not been able to find a signed copy of the agreement. Canterbury cannot restrict access to the water since Windsor Park pays for water shares.

An owner asked if management was necessary or if someone in the neighborhood could take care of it as it could save money if they didn't have management. Ian asked if there is something that the board could do to reduce the management expenses. Lighthouse Management stated that would be a discussion between Lighthouse Management and the board.

Questions regarding irrigation - Kurtis & Luke explained the issues with the system and that some of the issues are due to age, pressure & incorrect maintenance in past years. Any mainline repairs must be dug by hand, which accounts for a lot of the cost of the repairs. Some issues are also due to owners planting over the mainline.

Another owner asked what projects Deep Creek anticipates? Deep Creek is supposed to plant three trees in the Spring. There are also three isolation valves that need to be repaired. Luke & Kurtis also stated that the costs of materials have been increasing drastically.

Wendy wants to know if they can do a special assessment instead of doing an increase. It was explained that doing a special assessment would be harder than making the small increase that is allowed in the CC&R's.

Owners unanimously agreed that there was enough money in the operating account at this time and that an increase in monthly dues was not necessary. The monthly dues will remain at \$40.00.

Alicia with Lighthouse Management explained the necessity of Responsible Governance Policies and the recent law changes that required three of those policies to be rewritten in order for the HOA to move forward with any late fees or fines. The Board instructed Alicia to contact their attorney, Andrew Teske to create the necessary policies for the Board to sign.

There was discussion regarding some of the streetlights being out. Grand Valley Power will fix streetlights if someone calls them.

Amanda is resigning from the Board of Directors as well as Ian Cameron. Vic, Laura & Charles are all willing to stay on the Board. There were no volunteers to be on the Board.

All owners voted in favor of Vic staying as President with Laura, & Charles staying in their current positions. No owners opposed.

Vic had previously proposed adding Lighthouse & Deep Creek to the Facebook page to allow for them to add posts & updates but was shut down. Wendy stated the reason that the Facebook page was created was for owners to state their concerns. She does not want the management & Deep Creek on it the Facebook page. Since Wendy is the Administrator there is nothing the Board can do to change this. All other owners thought having Lighthouse Management & Deep on the Facebook page would be a great way to get real time updates regarding the irrigation system and HOA news. It was decided that Vic will create a new Facebook page that will include Lighthouse Management & Deep Creek.

The monthly dues were discussed, and owners really liked the fact that the Board offered an incentive to pay annually. The incentive offered for 2022 was that if an owner paid for eleven (11) months of dues (\$440.00) upfront by the end of January, they would not have to pay the December dues. It was unanimously agreed upon that the HOA would offer that same incentive for 2023. A notice would be posted on Facebook as well as emailed and mailed to owners.

Amanda advised owners that since she would no longer be on the Board the email address, Canterbury76@gmail.com, would not be using anymore.

There is a section of fencing in the common area along Aspen that is missing. Someone damaged the pieces, and the section has to be replaced. It has been difficult to get any companies to bid on the project and many are booked out to March or do not return calls. The management company will continue to try to get bids. A few owners stated they might be willing to help replace the section with Vic in order to save money. Vic stated any volunteers are welcome.

The meeting was adjourned at 7:27 PM

Minutes taken by Alicia Criswell with Lighthouse Management